



REALTY GROUP

## 3220 Riverside Dr. — Upper Arlington Office Space For Lease

- Approximately 800 — 4,500 Rentable SF; Build-to-Suit Your Needs
- Modified Gross (Tenant Pays Janitorial & Basic Maintenance)
- Prime Location Along Major Arterial Road
- 3 Separate Suites Available (can be combined) with Private Restrooms
- Open Floorplans and Plans with Multiple Private Offices Available
- Individual Suite Entrances, with Exterior Building Signage
- Ample, Well-Lit Parking
- Established Building with Mature Landscaping and Open Courtyard



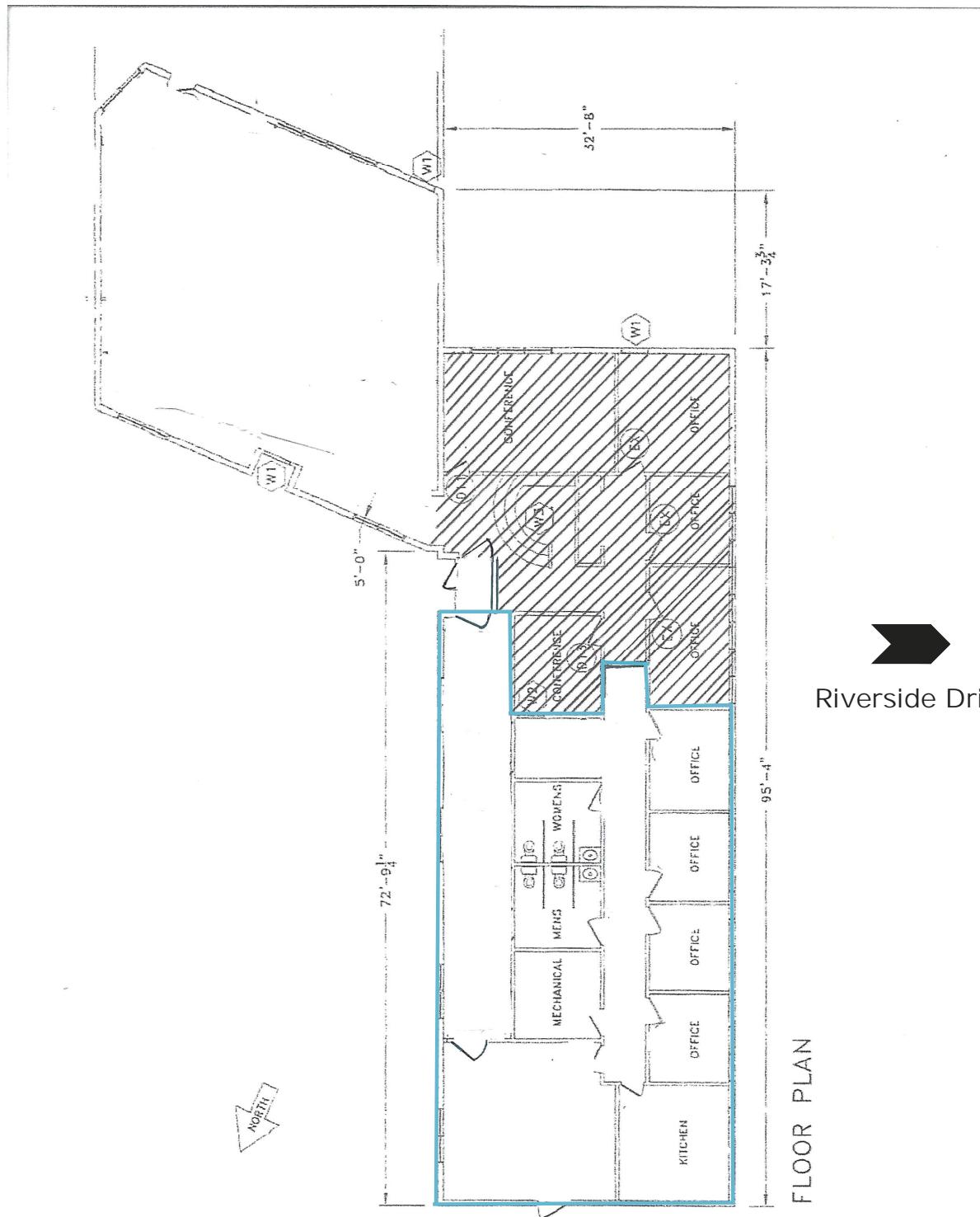
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## 3220 Riverside Drive Property Overview

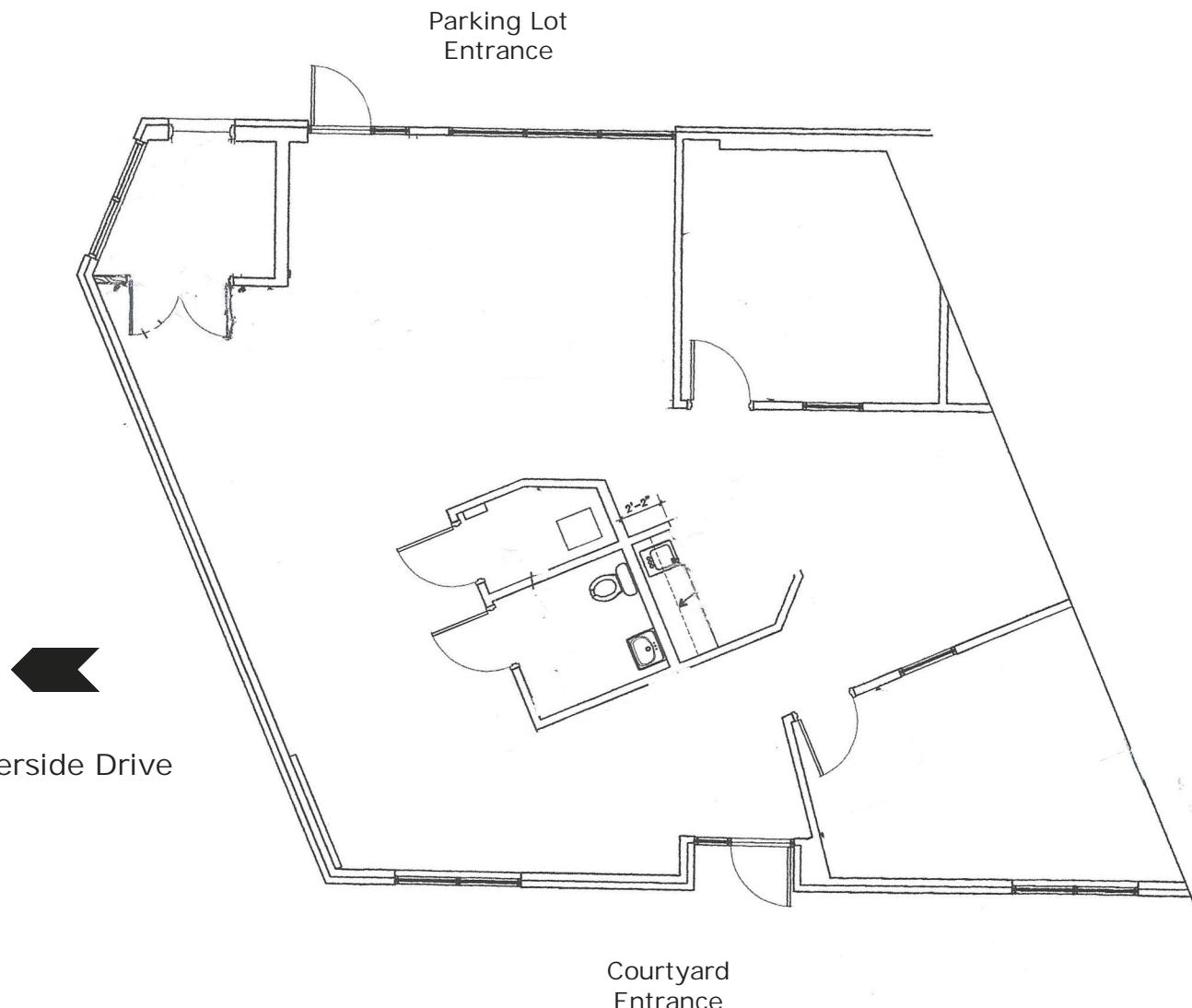


Open office space and/or Build-to-Suit your needs. Landlord will provide T.I. Allowance to update the suite and customize to your needs. Looking for 5-10 year lease term; rate negotiated depending on term and improvements.

## 3220 Riverside Drive Suite A-1 Floorplan, 2,011 SF



3220 Riverside Drive  
Suite B-1 Floorplan, 1,660 SF



# 3220 Riverside Drive Suite C-1 Through C-4 Floorplan

824— 2,840 SF

